

## **APPENDIX D**

### **DRAFT AMENDMENTS TO OKALOOSA COUNTY COMPREHENSIVE PLAN**

## 2.7 POTABLE WATER

**Goal:** Provide environmentally safe, efficient and cost effective potable water systems.

**Objective 1** *Correct projected facility deficiencies of County-owned potable water systems by implementing recommendations of the current approved Water Resources Facilities Plan and monitor other local water providers serving unincorporated Okaloosa County for the County-owned potable water system.*

**Policy 1.1** The County shall implement the water system supply alternative adopted in the 1998 Water Resources Facilities Plan and 2003 Water Facilities Work Plan that consists of the construction of a series of inland wells, along with the associated transport pipelines and storage facilities, that will supply the potable water needs for unincorporated South County through the year 2020.

**Policy 1.2** The County shall monitor supply source deficiencies and improvements by other local water providers serving unincorporated Okaloosa County as identified in the 2003 Water Facilities Work Plan.

**Policy 1.23** Future water demand for non-potable water uses shall be met through the use of water of the lowest acceptable quality for the purpose intended. To this end, developers requiring large amounts of water for use other than drinking water shall be required in the Water Resource Caution Area to implement water-efficient landscaping and utilize reclaimed water from stormwater systems and treated wastewater unless objective evidence demonstrates that such use is economically, environmentally, or technically infeasible.

**Objective 2** *Maximize use of existing facilities and discourage urban sprawl through adoption of land development regulations that restrict installation of private wells for potable water where central facilities are available, coordination of density and intensity of development on the Future Land Use Map with availability of facilities or areas planned for facility expansion, requirement of mandatory hookup where central facilities are available and that unused capacity is committed prior to approval of new facilities.*

**Policy 2.1** All costs for potable water facilities will be funded by user fees or special assessments, or as otherwise specified in the current approved Water and Sewer Ordinance.

**Policy 2.2** The level of service standard for all public and private potable water systems serving unincorporated Okaloosa County shall be a minimum of 100 gallons per capita per day peak demand.

**Policy 2.3** All improvements or expansions made by any entities providing potable water services in unincorporated Okaloosa County shall be consistent with level of service standards and service areas as delineated on the Water and Sewer Service Area Map. Modifications to the service areas must be approved by the BCC, unless such

alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality, or some other water service provide, which governs such boundary change.

**Policy 2.4** The County will continue to coordinate with Eglin Air Force Base in the development of water supply alternatives.

**Policy 2.5** The County will continue to participate in the Regional Utility Authority and its Sub-Regional Working Group when considering water supply planning and financing alternatives in accordance with the Resource Management Plan.

**Policy 2.6** Okaloosa County shall encourage and facilitate the combination of smaller water systems into larger systems so as to achieve benefits associated with economies of scale and water resource management. In addition, the County will continue with its acquisition of smaller systems whenever the opportunity for such acquisition exists.

**Policy 2.7** Consideration of land use amendments shall include the relationship of the amendment to the water and sewer service areas, and shall ensure that the land use category is appropriately based on the land use category definition, density or intensity, and location of the site of the proposed amendment within or outside water and sewer service areas. The boundaries of the various water and sewer service areas, as depicted on the Water and Sewer Service Area Map shall not be changed as a result of annexation or a land use map amendment, but shall only be altered only through a specific boundary change approved by the BCC, unless such alteration is pursuant to a currently existing or subsequently entered into written agreement, entered into between the County, a municipality, or some other water service provide, which governs such boundary change.

**Objective 3** *Conserve potable water resources by reducing demand, improving condition of operational and non-operational water facilities, and where feasible reclamation of wastewater for nonpotable reuse.*

**Policy 3.1** The County will continue to cooperate with the Northwest Florida Water Management District in the District's efforts to complete its abandoned well plugging program. The cooperation of the County will include County assistance in obtaining necessary funding to support the program, technical assistance and identification of any lands, parcels or properties which are known or thought to have abandoned wells located thereon and by providing information to the WMD that becomes available to the County regarding any abandoned well.

**Policy 3.2** The County will contain regulations to protect new public wells through setbacks and regulation of adjacent land uses.

**Policy 3.3** A Water Resource Caution Area (WRCA) has been established by the Northwest Florida Water Management District to protect the water resources of southern Okaloosa County from depletion, salt water intrusion or man induced contamination, or from any other activity that may substantially affect the quality or quantity of the water resources. Within such area, the NFWMD has established lower permit thresholds,

management (maximum) and minimum levels, and stipulates limiting conditions as necessary to monitor, manage, and control the use of water. Okaloosa County shall cooperate with the NFWMD in its enforcement of regulations regarding the WRCA within the County and shall regulate land use and development

**Policy 3.4** The County shall implement recommendations ~~for Okaloosa County water conservation programs~~ for infrastructure improvements (inland wells, interconnections, storage facilities, and transport pipelines) to County owned systems in order to shift supply sources inland and water conservation programs as adopted in the 1998 Water Resources Facilities Plan and shall continue to require compliance with the Water Conservation Act of 1982, as required by Section 553.14, FS.

**Policy 3.5** The County shall ~~include requirements for~~ enforce the installation of water saving devices in all new construction.

**Policy 3.6** The County shall include requirements for the use of water efficient landscaping in redevelopment and new development projects in the WCRA.

## 2.10 CONSERVATION

**Goal:** Promote the protection, preservation, and appropriate use of Okaloosa County's natural resources, including minerals, water supply sources, wetlands, estuarine and riverine systems, floodplains, shorelines, areas of sensitive topography, and natural vegetative, marine, and wildlife habitats.

**Objective 1** *Conserve, appropriately use and protect the water resources for current and projected demands through regulation of landscaping and irrigation activities, reuse of reclaimed water, education, and through cooperation with environmental planning and regulatory agencies.*

**Policy 1.1** Development, redevelopment, rehabilitation, and maintenance of all properties located in the "Water Resource Caution Area" shall utilize water efficient landscaping and irrigation methods pursuant to LDC regulations.

**Policy 1.2** Coordinate with the Northwest Florida Water Management District in the development and implementation of a Regional Water Supply Plan pursuant to Section 373.0361, F.S. that includes alternative sources other than the Floridan Aquifer.

**Policy 1.3** The County shall implement the water system supply alternative adopted in the 1998 Water Resources Facilities Plan and 2003 Water Facilities Work Plan that develops supply sources inland from South County coastal areas. This supplemental water supply shall consist of the construction of a series of inland wells, interconnections, and associated transport pipelines and storage facilities, that will augment the potable water supply and meet the needs for unincorporated South County through the year 2020. Elements of this supplemental water supply plan are defined and funded in the approved Capital Improvement Plan which is revised and updated annually.

**Policy 1.34** Coordinate with all water providers in the County to investigate methods for reuse of nonpotable sources of water in a manner that substantially reduces water consumption from the Floridan aquifer (i.e., reuse of water for golf course and other recreational irrigation applications).

**Policy 1.45** Cooperate with the Northwest Florida Water Management District and the Okaloosa County Sheriff's Department in implementing any emergency water conservation plans necessary to protect water resources during periods of insufficient supply.

**Policy 1.56** Coordinate with the Northwest Florida Water Management District, the Okaloosa County Water and Sewer and Growth Management Departments, Okaloosa County Agricultural Extension service, and other agencies to jointly sponsor workshops and/or short courses in water conservation and water efficient landscaping.

**Objective 2** *Conserve, appropriately use, and protect the quality of waters that flow into the bay, bayous, or Gulf of Mexico through appropriate land use planning, regulation, and education and through cooperation with environmental planning and regulatory agencies.*

**Policy 2.1** Increases in land use density and intensity shall be restricted within wetlands, and development in wetland areas shall be subject to the following provisions:

- a. Where sufficient uplands exist to locate the proposed development in the upland portion of the site, the County may allow the transfer of development at the future land use densities established on the Future Land Use Map from the wetlands to the upland portion of the site. The transfer of density may occur provided all other plan provisions regarding upland and floodplain resource protection, compatibility of adjacent land use, stormwater management and setbacks, etc. are met.
- b. Where sufficient uplands do not exist to avoid a taking, development in the wetlands shall be restricted to allow residential density use at a maximum density of one (1) unit per ten (10) acres, one (1) unit per five (5) acres, or one (1) unit per lot of record.
- c. The dwelling unit shall be constructed so that the lowest floor elevation is at least one (1) foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps for those wetlands that are also within the floodplains.
- d. Okaloosa County does not duplicate the rules of other environmental agencies. Therefore, prior to construction in jurisdictional areas, all necessary permits must have been issued by the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers, as required by the agency or agencies having jurisdiction.

**Policy 2.2** When development or redevelopment cannot occur without degrading wetlands, the impacts shall be mitigated pursuant to FDEP permitting regulations.

**Policy 2.3** The LDC shall include wellhead protection area regulations for public supply wells with a permitted capacity of 100,000 gpd or more. The established wellhead protection area shall be a 500' radius around the public supply wellhead. Consistent with FDEP Rule 62.521.200, F.A.C., land uses or activities prohibited within the wellhead protection area are: landfills; facilities for the bulk storage, handling or processing of materials on the Florida Substance List (Ch. 442. F.S.); activities that require the storage, use, handling, production or transportation of restricted substances - agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes, and the like; feedlots or other concentrated animal facilities; wastewater treatment plants, percolation ponds, and similar facilities; mines; and excavation of waterways or drainage facilities which intersect the water table.

**Policy 2.4** Channeling runoff directly into surface water bodies shall be prohibited, and natural watercourses shall not be dredged, cleared of vegetation, deepened, widened, straightened, or otherwise altered without appropriate local, state and federal permits. Stormwater facilities shall be designed to protect surface water bodies from the impact of runoff. Best Management Practices shall be utilized to avoid impacts of erosion or sedimentation or high rates of flow.

**Policy 2.5** Stormwater runoff from parking lots shall be treated to remove oil and sediment before it enters receiving waters.

**Policy 2.6** The development and adoption of a comprehensive Stormwater Master Plan for Okaloosa County shall be completed in its entirety or in phases in compliance with NPDES requirements.



This plan will include an inventory of existing facilities and shall recommend needed drainage improvements, analyze the adopted level of service standards and recommend alternative standards if necessary.

**Policy 2.7** A vegetated buffer must be established, provided that appropriate permits can be secured from state and regional agencies, either through retention of the existing native vegetation, planting of new vegetation, or a combination of both, within the following zones of all natural watercourses, water bodies or wetlands to prevent erosion and trap the sediment from overland runoff:

- a. For both tidal and non tidal wetlands, the first 25 feet from the mean high water line or the ordinary high water line; and
- b. For tidal influenced wetlands an additional 25 foot buffer zone, with the total 50 foot buffer zone measured from the mean high water line.

**Policy 2.8** Develop and maintain a list and map showing businesses that use or store hazardous materials in the County and coordinate with the EPA, DEP and West Florida Regional Planning Council in their monitoring efforts for the use, storage and disposal of these hazardous wastes.

**Policy 2.9** Coordinate with adjacent local governments, state and regional agencies, and private groups in the implementation of applicable recommendations in the *Northwest Florida Resource Management Plan* and its identified management issues and special needs:

- Water supply, wastewater treatment and disposal, and solid waste disposal;
- Water quality in Choctawhatchee Bay; and
- Soil erosion, runoff and sedimentation control, beach, dune and shoreline protection, floodplain management, coordination of development controls

**Objective 3** *Conserve, appropriately use and protect minerals, soils, and native vegetative communities, including forests, through effective land use planning, regulation, and educational activities.*

**Policy 3.1** Existing, relatively uninterrupted expanses of environmentally sensitive natural resources contained within the county shall comprise the Natural Resource Development Area (NRDA) established in the Future Land Use Element, and be managed as an individual unit, providing natural resources a high degree of protection in land development decisions and planning. Uses within the NRDA land use category shall comply fully with policies in this plan regarding identification and protection of wetlands, critical habitats, flood plains, and other environmental features identified in the Conservation Element. Lands within the NRDA which are determined to be suitable for urban type development, and are adjacent to existing urban development, may be designated as Low Impact Urban Zone category. Any land use considered to be urban may be permitted within this zone, but shall comply with standards consistent with the provisions of the NRDA. These standards shall include, at minimum: a requirement to be serviced by public water and sewer utilities; designation of a minimum twenty percent

(20%) of required open space; and clustering of residential dwelling units in portions of the site that are not environmentally sensitive.

**Policy 3.2** The LDC shall include regulations which require the use and/or preservation of a percentage of native vegetation, including aquatic vegetation, for all development or redevelopment activities.

Development plans shall include an inventory of native vegetation and protected resources. The proposed development plan must include a plan for the protection and/or preservation of unique vegetative communities.

**Policy 3.3** Identify locations of, and provide for the conservation, appropriate use and protection of, areas suitable for borrow pit operations. A 50' or greater buffer must be provided between borrow pit activities and adjacent uses pursuant to LDC regulations, determined at the time of the development review, and a reclamation plan must be approved by DEP pursuant to Chapter 378, Part IV, Florida Statutes.

**Policy 3.4** Continue to cooperate with adjacent local governments to conserve, appropriately use, or protect unique vegetative communities located within more than one local government. Proposals for development which impact unique vegetative communities located within more than one local government jurisdiction will be provided to the affected local government by Okaloosa County whenever the proposed development plan is presented to Okaloosa County.

**Policy 3.5** Environmentally sensitive lands shall be defined as property having one or more of the following characteristics: floodplains, functioning wetlands; habitat for rare, threatened or endangered species or species of special concern; beach and dunes; and potable water well fields. Land use activities within and adjacent to environmentally sensitive lands, including conservation and recreation areas designated in the Future Land Use Element, shall be limited to activities that will not degrade the natural physical and biological functions of such lands. New subdivisions that create urban densities and intensities of development shall be restricted within 100-year floodplains, and the FLUM will not be amended to create urban densities and intensities within 100-year floodplains.

The following development criteria shall be applied to Environmentally Sensitive Lands:

- Site plan approval shall be required.
- No fill or re-grading of the property shall be allowed except to establish required road elevations and for driveways, unless the environmental assessment shows that fill or re-grading the site will not adversely alter the hydrology of the site.
- The County will require that development proposals for land containing listed species of habitats of listed species and/or endangered and threatened plant species (as identified by the Florida Natural Areas Inventory, the U.S. Fish and Wildlife Service, and the Florida Game and Freshwater Fish Commission must protect these habitats or prepare a suitable alternative management plan.
- Structures will be reviewed on a site-by-site basis. The location of any structure will be so as to minimize potential impacts on any rare, threatened or endangered

plants or animals and their habitats that are identified in the environmental assessment.

**Policy 3.6** Protect existing natural reservations identified in Recreation and Open Space Element as follows: Fred Gannon Rocky Bayou State Park, Blackwater River State Forest, Rocky Bayou Aquatic Preserve, Gulf Islands National Seashore, portions of Eglin Air Force Base and Hurlburt Field, Newman Brackin Wayside Park, John Beasley Park, Marler Park, and Wayside Park II.

**Policy 3.7** With respect to acquisition, the County, where feasible, shall protect land that contains listed species or habitats of listed species and/or endangered and threatened plant species through acquisition, establishment of public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.

**Objective 4** *Conserve, appropriately use and protect fisheries, wildlife, wildlife habitat and marine habitat. This shall be accomplished through implementation of Policies 4.1 to 4.4 and through regulation of development, implementation of appropriate management plans, participation in programs to develop marine habitats, and continual monitoring provided by the Okaloosa County Environmental Council.*

**Policy 4.1** No development permit shall be approved if construction pursuant to the permit would threaten the life or habitat of any species listed on the Federal Endangered Species Inventory or any species designated "threatened" or "species of special concern" either by the State or Federal governments.

**Policy 4.2** Coordinate with adjacent local governments, state and regional agencies, and private groups in the implementation of the *Rocky Bayou Aquatic Preserve Management Plan* and its identified management issues and special needs:

- Management of boat and jet ski traffic;
- Protection of habitat and designated species (Okaloosa Darter, Osprey);
- Protection of water quality;
- Regulation of commercial fishing; and
- Monitoring of bridge construction on the eastern boundary of the preserve

**Policy 4.3** In no case shall marinas be permitted in the Rocky Bayou Aquatic Preserve, or any new aquatic preserve that may be designated pursuant to Rule 18-20, F.A.C. and Chapter 258, F.S.

**Policy 4.4** Continue to apply for funds from the Florida Boating Improvement Fund so as to, among other things, construct artificial reefs in Choctawhatchee Bay and the Gulf of Mexico.

**Objective 5** *Require development practices that maintain or improve wetlands and estuarine environmental quality to the maximum extent practicable.*

**Policy 5.1** Restore or enhance disturbed or degraded wetlands, estuarine and riverine systems by establishing and implementing a program that provides for the removal of invasive exotics and the replanting of native vegetation on County-owned land.

**Policy 5.2** The County shall develop cooperative approaches to restoring and managing regionally significant natural systems, including areas containing seagrass beds, through implementation of the recommendations from the Choctawhatchee River and Bay S.W.I.M. Plan, Pensacola Bay S.W.I.M. Plan, FDEP Ecosystem Management Plan and the West Florida Strategic Regional Policy Plan.

**Policy 5.3** With respect to acquisition, the County, where feasible, shall protect environmentally sensitive natural areas through acquisition, establishment of public or private conservation easements, purchase of development rights, or through other available means as deemed appropriate.

**Objective 6** *To maintain or improve national ambient air quality standards in the County, coordinate with appropriate state and federal agencies in the provision of planning, management, and educational activities.*

**Policy 6.1** Ensure that new industrial development is located in compatible land use areas where impact on air quality can be minimized and that it complies with state and federal regulations regarding emission control.

**Policy 6.2** Pursue all means to implement recommendations in the Ft. Walton Beach Urbanized Area MPO Congestion Management System to reduce air pollution caused by traffic congestion.

**Policy 6.3** Coordinate with state and federal agencies in educating the residents of Okaloosa County on ways to reduce polluting activities and protect clean air on the roadways, at home, and at play.